

# \$674,900 - 58 Citadel Gardens Nw, Calgary

MLS® #A2238608

## \$674,900

5 Bedroom, 4.00 Bathroom, 1,745 sqft  
Residential on 0.09 Acres

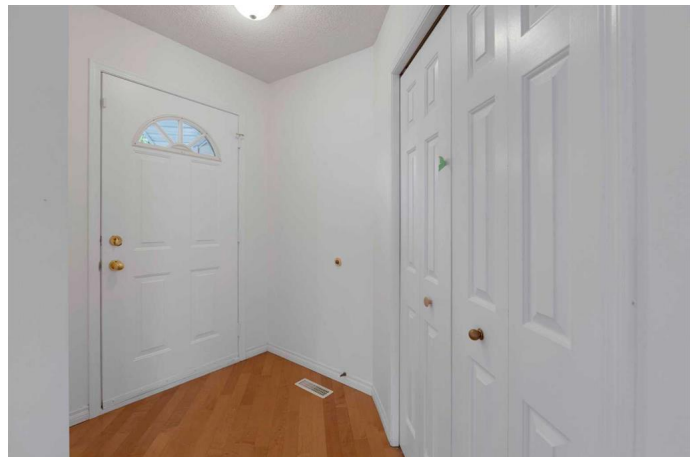
Citadel, Calgary, Alberta

Welcome to this beautifully maintained 5-bedroom, 3.5-bath detached home located on a quiet crescent in the highly sought-after community of Citadel, NW Calgary. This 2-storey home offers over 1,745 sq ft above grade and an additional 870 sq ft in the fully finished basement ... providing ample space for your growing or multigenerational family.

Step inside to discover a bright, functional layout filled with natural light ... thanks to large windows and ideal orientation. The main floor features a spacious living room with a bay window ... perfect as a cozy reading nook or home office ... a sunny family room with a gas fireplace ... a California-style kitchen with island and pantry ... and a dining area that can open to a great room for seamless entertaining. A powder room and main floor laundry with sink add everyday convenience.

Upstairs, you'll find a generous primary suite with a walk-in closet and 4-piece ensuite ... two additional bedrooms ... and a 4-piece main bath. The finished basement includes two more bedrooms ... a full bathroom ... a huge recreation or games room ... and a large bonus room with a walk-in closet - ideal for guests, teens, or private office space.

Additional highlights include hardwood flooring ... central vacuum system ... double attached garage ... fenced backyard with low-maintenance landscaping ... and



energy-saving soffit string lights. Located close to parks ... schools ... and walking paths ... and only minutes from major shopping including Costco ... Walmart ... Safeway ... Co-op ... RONA ... and Home Depot.

Pre-listing home inspection already completed and available ... move in with peace of mind. A fantastic opportunity in a welcoming and diverse community. Possession available in 15 days or negotiable ... come see this exceptional value for yourself!

Built in 1993

### **Essential Information**

MLS® #	A2238608
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Citadel Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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